

143.0

0009

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

805,600 / 805,600

805,600 / 805,600

805,600 / 805,600

**PROPERTY LOCATION**

| No  | Alt No | Direction/Street/City  |
|-----|--------|------------------------|
| 105 |        | SCITUATE ST, ARLINGTON |

**OWNERSHIP**

Unit #:

|                             |  |
|-----------------------------|--|
| Owner 1: TAKACH EDWARD/ETAL |  |
| Owner 2: REISMAN TAMMY      |  |
| Owner 3:                    |  |

Street 1: 105 SCITUATE STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

**PREVIOUS OWNER**

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

**NARRATIVE DESCRIPTION**

This parcel contains 5,011 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Vinyl Exterior and 1568 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    |      |             |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 5011        |                    | Sq. Ft.   | Site      |           | 0          | 80.        | 1.14 | 9     |             |           |        |   |        |   |        |   | 456,266         |           |   |           |        |      | 456,300   |       |

**IN PROCESS APPRAISAL SUMMARY**

| Legal Description |  |  |  |  |  |  |  | User Acct           |
|-------------------|--|--|--|--|--|--|--|---------------------|
|                   |  |  |  |  |  |  |  | 93311               |
|                   |  |  |  |  |  |  |  | GIS Ref             |
|                   |  |  |  |  |  |  |  | GIS Ref             |
|                   |  |  |  |  |  |  |  | Insp Date           |
|                   |  |  |  |  |  |  |  | 03/14/09            |
|                   |  |  |  |  |  |  |  | USER DEFINED        |
|                   |  |  |  |  |  |  |  | Prior Id # 1: 93311 |



!11160!

**PRINT**

Date Time

12/11/20 01:21:42

**LAST REV**

Date Time

10/19/16 11:53:39

ekelly

11160

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**PREVIOUS ASSESSMENT**

Parcel ID 143.0-0009-0002.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020   | 101 | FV  | 349,300    | 0         | 5,011.    | 456,300    | 805,600     | 805,600       | Year End Roll | 12/18/2019 |
| 2019   | 101 | FV  | 265,000    | 0         | 5,011.    | 427,700    | 692,700     | 692,700       | Year End Roll | 1/3/2019   |
| 2018   | 101 | FV  | 265,000    | 0         | 5,011.    | 353,600    | 618,600     | 618,600       | Year End Roll | 12/20/2017 |
| 2017   | 101 | FV  | 265,000    | 0         | 5,011.    | 325,100    | 590,100     | 590,100       | Year End Roll | 1/3/2017   |
| 2016   | 101 | FV  | 265,000    | 0         | 5,011.    | 296,600    | 561,600     | 561,600       | Year End      | 1/4/2016   |
| 2015   | 101 | FV  | 250,400    | 0         | 5,011.    | 290,900    | 541,300     | 541,300       | Year End Roll | 12/11/2014 |
| 2014   | 101 | FV  | 250,400    | 0         | 5,011.    | 270,300    | 520,700     | 520,700       | Year End Roll | 12/16/2013 |
| 2013   | 101 | FV  | 250,400    | 0         | 5,011.    | 257,200    | 507,600     | 507,600       |               | 12/13/2012 |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| CHICK WALTER F/ | 26429-596 |      | 6/24/1996 |           | 233,000    | No | No  | Y     |       |

**BUILDING PERMITS**

| Date       | Number | Descrip  | Amount | C/O       | Last Visit | Fed Code | F. Descrip | Comment            |
|------------|--------|----------|--------|-----------|------------|----------|------------|--------------------|
| 9/10/2015  | 1307   | Porch    | 18,445 | 9/10/2015 |            |          |            | Decking and railin |
| 7/30/2015  | 1034   | New Wind | 2,900  | 7/30/2015 |            |          |            | 4 replacement wind |
| 9/22/2014  | 1230   | New Wind | 7,000  | 9/22/2014 |            |          |            | One entry door rep |
| 7/26/2011  | 752    | Porch    | 8,280  |           |            |          |            | FRONT PORCH REPAIR |
| 4/12/2004  | 246    | Re-Roof  | 3,000  |           |            |          |            |                    |
| 3/13/2003  | 159    | Addition | 10,520 |           |            |          |            |                    |
| 10/18/2000 | 854    | Porch    | 20,000 | C         |            |          |            | REBUILD/ENCLOSE RE |
| 8/16/2000  | 660    | Demoliti | 3,500  | O         |            |          |            | DEMO GARAGE        |
| 7/20/1998  | 489    | Wood Dec | 2,000  |           |            |          |            | 10X16 WDK          |

**ACTIVITY INFORMATION**

| Date       | Result       | By  | Name    |
|------------|--------------|-----|---------|
| 11/23/2015 | Permit Insp  | PC  | PHIL C  |
| 3/14/2009  | Inspected    | 372 | PATRIOT |
| 2/3/2009   | Measured     | 336 | PATRIOT |
| 11/11/1999 | Meas/Inspect | 264 | PATRIOT |
| 7/25/1996  |              | PM  | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

**EXTERIOR INFORMATION**

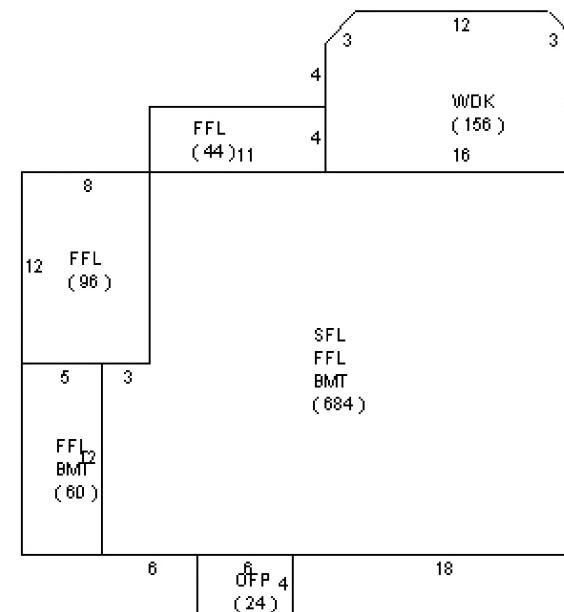
|               |                  |          |
|---------------|------------------|----------|
| Type:         | 15 - Old Style   |          |
| Sty Ht:       | 2 - 2 Story      |          |
| (Liv) Units:  | 1                | Total: 1 |
| Foundation:   | 2 - Conc. Block  |          |
| Frame:        | 1 - Wood         |          |
| Prime Wall:   | 4 - Vinyl        |          |
| Sec Wall:     |                  | %        |
| Roof Struct:  | 2 - Hip          |          |
| Roof Cover:   | 1 - Asphalt Shgl |          |
| Color:        | YELLOW           |          |
| View / Desir: |                  |          |

**BATH FEATURES**

|            |   |              |
|------------|---|--------------|
| Full Bath: | 1 | Rating: Good |
| A Bath:    |   | Rating:      |
| 3/4 Bath:  |   | Rating:      |
| A 3QBth:   |   | Rating:      |
| 1/2 Bath:  | 1 | Rating: Good |
| A HBth:    |   | Rating:      |
| OthrFix:   |   | Rating:      |

**COMMENTS**

PDAS.

**SKETCH****GENERAL INFORMATION**

|               |                  |
|---------------|------------------|
| Grade:        | C+ - Average (+) |
| Year Blt:     | 1926             |
| Eff Yr Blt:   |                  |
| Alt LUC:      |                  |
| Alt %:        |                  |
| Jurisdct:     | G5               |
| Fact:         | .                |
| Const Mod:    |                  |
| Lump Sum Adj: |                  |

**INTERIOR INFORMATION**

|                |               |
|----------------|---------------|
| Avg Ht/FL:     | STD           |
| Prim Int Wall: | 2 - Plaster   |
| Sec Int Wall:  |               |
| Partition:     | T - Typical   |
| Prim Floors:   | 3 - Hardwood  |
| Sec Floors:    |               |
| Bsmnt Flr:     | 12 - Concrete |
| Subfloor:      |               |
| Bsmnt Gar:     |               |
| Electric:      | 3 - Typical   |
| Insulation:    | 2 - Typical   |
| Int vs Ext:    | S             |
| Heat Fuel:     | 2 - Gas       |
| Heat Type:     | 5 - Steam     |
| # Heat Sys:    | 1             |
| % Heated:      | 100           |
| % AC:          |               |
| Solar HW:      | NO            |
| Central Vac:   | NO            |
| % Com Wall     |               |
| % Sprinkled:   |               |

**CONDOS INFORMATION**

|              |  |
|--------------|--|
| Location:    |  |
| Total Units: |  |
| Floor:       |  |
| % Own:       |  |
| Name:        |  |

**DEPRECIATION**

|             |           |      |   |
|-------------|-----------|------|---|
| Phys Cond:  | GD - Good | 18.6 | % |
| Functional: |           |      | % |
| Economic:   |           |      | % |
| Special:    |           |      | % |
| Override:   |           |      | % |
| Total:      | 18.6      | %    |   |

**CALC SUMMARY**

|                    |            |
|--------------------|------------|
| Basic \$ / SQ:     | 130.00     |
| Size Adj.:         | 1.31964278 |
| Const Adj.:        | 0.98980200 |
| Adj \$ / SQ:       | 169.804    |
| Other Features:    | 83000      |
| Grade Factor:      | 1.10       |
| NBHD Inf:          | 1.00000000 |
| NBHD Mod:          |            |
| LUC Factor:        | 1.00       |
| Adj Total:         | 429126     |
| Depreciation:      | 79817      |
| Depreciated Total: | 349309     |

**COMPARABLE SALES**

| Rate              | Parcel ID | Typ          | Date   | Sale Price |
|-------------------|-----------|--------------|--------|------------|
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
| WtAv\$/SQ:        | AvRate:   | Ind.Val      |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
|                   |           |              |        |            |
| Juris. Factor:    | 1.00      | Before Depr: | 186.78 |            |
| Special Features: | 0         | Val/Su Net:  | 140.17 |            |
| Final Total:      | 349300    | Val/Su SzAd: | 222.77 |            |

**PARCEL ID**

143.0-0009-0002.0

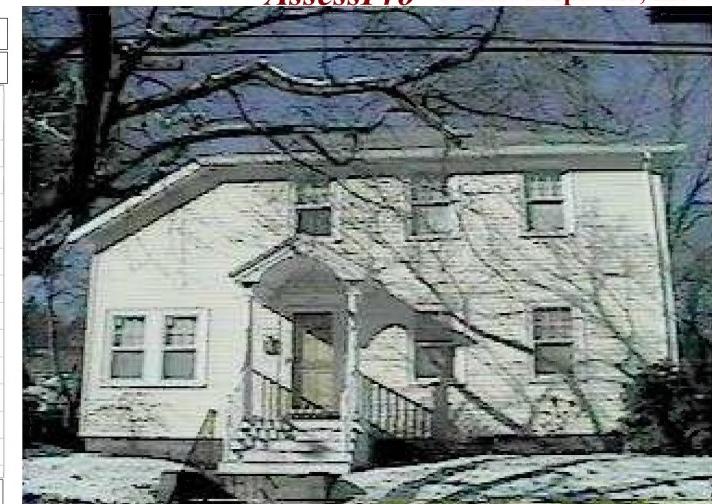
**MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep  | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|------|-----|------|-------|------------|------|-------|--------------|
| 2    | Frame Shed  | D | Y   | 1   | 8X8      | A    | AV  | 2002 | 0.00       | T   | 13.6 | 101 |      |       |            |      |       |              |

More: N Total Yard Items: [ ] Total Special Features: [ ] Total: [ ]

**IMAGE**

**AssessPro Patriot Properties, Inc**